





44 Fernworthy Park, Copplestone, Crediton, EX17 5LX

Guide Price £270,000

A 3 / 4 bedroom detached family home located in a popular residential area in Copplestone. Front and rear gardens. Off street parking and single garage. Requires renovation. No onward chain.

Winkworth

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Situated within a popular residential area of Copplestone, conveniently positioned within easy reach of the local primary school, convenience store and regular bus routes, this detached family home offers spacious and versatile accommodation, presenting an excellent opportunity for those looking to undertake a programme of renovation and create a home to their own specification.

The accommodation is arranged over two floors and includes three bedrooms, a bright dual-aspect sitting room with sliding patio doors opening onto the rear terrace, kitchen and family bathroom. On the ground floor, there is also a separate shower room and study, which offers the flexibility to be used as a fourth bedroom if required.

Outside, the property benefits from both front and rear gardens, which are well established and mature, although now requiring some attention and landscaping. There is also useful under croft storage, accessed from the rear of the property, together with a driveway providing off-road parking and a single garage.

Offered to the market with no onward chain, this is a property with considerable potential, ideally suited to buyers seeking a spacious family home with scope for improvement in a convenient village location.

DIRECTIONS: Using the What3Words App, search bared.kitchens.producers

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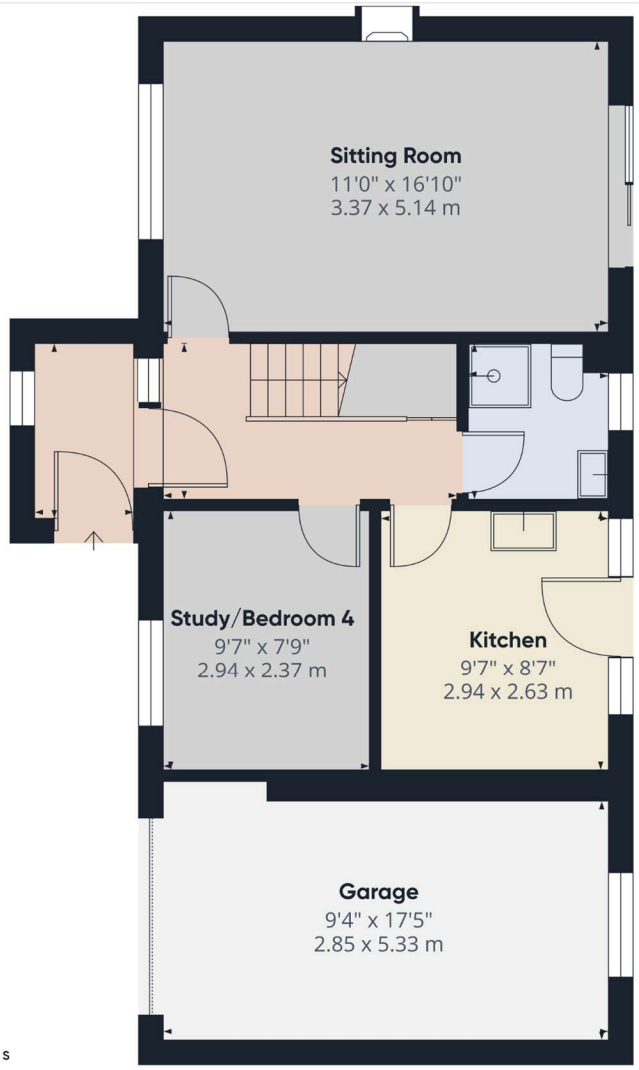
SUMMARY

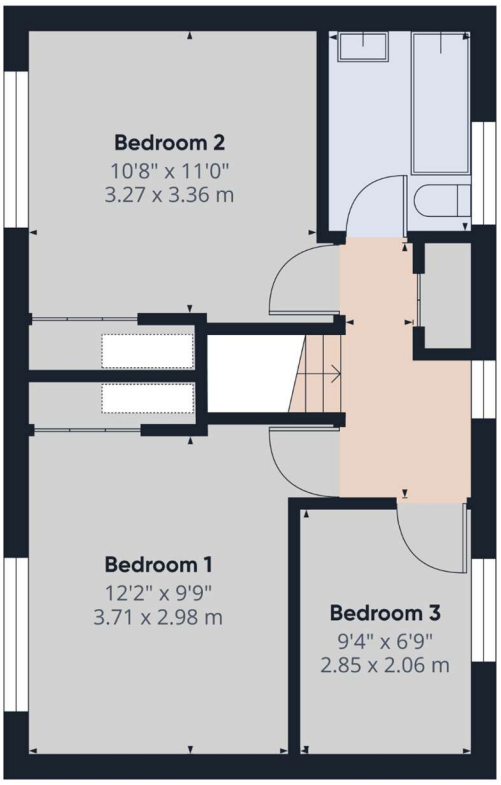
- Popular residential area in Copplestone
- Detached family home
- 3 / 4 bedrooms, bathroom and shower room
- Mature front & rear gardens
- Off street parking and single garage
- Requires renovation
- No onward chain

PROPERTY INFORMATION:

COUNCIL TAX: Band D
LOCAL AUTHORITY: Mid Devon Council
SERVICES: Mains electricity, water and gas
DRAINAGE: Mains drainage
HEATING: Gas central heating
BROADBAND: Broadband available in the area
MOBILE SIGNAL: Good service
LISTED: No
TENURE: Freehold
CONSERVATION AREA: No
FLOOD RISK: Very Low



Ground



Floor 1

Winkworth

Approximate total area(1)

1061 ft²

98.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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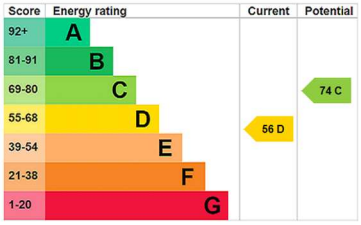

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